

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
MAY 1, 2013**

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lloyd Kaufman, Commissioners Geri Lanier, Danny Winborne, and Joseph Coratola (Alternate), Planning and Code Administration Director John Schlichting, Planning Director Lauren Pruss, Community Planning Director Trudy Schwarz, Planner Matthew Bowling, and Recording Secretary Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Coratola would be actively participating this evening, since not all Commissioners are present. Absent: Commissioner Matthew Hopkins.

I. APPROVAL OF MINUTES

April 3 and April 17, 2013, Planning Commission Meetings

Vice-Chair Kaufman moved, seconded by Commissioner Lanier, to APPROVE the Minutes of the April 3 and April 17, 2013, Planning Commission Meetings, as submitted.

Vote: 5-0

II. RECORD PLAT

RP-2295-2013 -- Quince Orchard Park
Correction Plat 39 (WSSC Easement)

Commissioner Winborne moved, seconded by Vice-Chair Kaufman, to APPROVE the Record Plat Agenda.

Vote: 5-0

III. CONSENT ITEM

AFP-11-016 -- Criswell Fiat C-2 Zone
85 Bureau Drive
8,490-Sq.Ft. Addition
EXTENSION OF AMENDMENT TO FINAL PLAN APPROVAL

Commissioner Lanier moved, seconded by Vice-Chair Kaufman, to APPROVE AFP-11-016 - Criswell Fiat, finding it in compliance with § 24-173(a), with the following condition:

1. Applicant is to submit a sign package prior to final building permit inspection approval.

Vote: 5-0

IV. SITE PLAN

AFP-2273-2013 -- Krakovsky Residence
321 Firehouse Lane
720-Sq.Ft. Carriage House/Garage
AMENDMENT TO FINAL PLAN REVIEW
MXD Zone

Planner Bowling provided background information relating to this application and presented conceptual renderings, proposed architectural elevations and the site plan. Chair Bauer requested information showing the relationship between the carriage house and the house.

Architect for the applicant, Craig Moloney, CEM Design, noted that at this point there is no walkway connecting the garage to the house.

The following was testimony from the public:

Brian and Karen Gallant, 231 Firehouse Lane, voiced a concern that the proposed garage is situated too close to the property line, limiting maneuverability to ingress the garage from the alley.

Barney Gorin, 465 Golden Ash Mews, voiced concerns regarding insufficient notification of this proposal, the negative impact of the garage on the view from his porch, and insufficient setback between the garage and the alley.

Tim and Michelle Clark, 102 Booth Street, submitted a letter in favor of the proposal. They noted the garage is consistent with the character of the Kentlands. Mr. Clark stated he serves as President of the Kentlands Citizens Assembly.

Chair Bauer noted the garage is situated in relation to the alley consistently with others in the neighborhood. Planner Bowling additionally noted site issues which limit the siting options for the garage. Vice-Chair Kaufman agreed that the garage is consistent with others in the neighborhood, but was concerned with the elevation facing Hart Street due to its plain appearance. Alternate Commissioner Coratola commended the applicant for the design of the house; adding, however, the garage needs finalizing the detailing that relate to the house while keeping a simple appearance, e.g., window double hang/arching. Mr. Coratola recommended the applicant further study the placement of the house deck support columns. Commissioners Lanier and Winborne commented favorably on the garage addition.

Planner Bowling voiced staff's recommendation for approval, as it meets the approval criteria of the City Code, subject to the condition listed below.

Vice-Chair Kaufman moved, seconded by Alternate Commissioner Coratola, to grant AFP-2277-2013 - Krakovsky Residence, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance § 24-172(A), with the following condition:

1. The approval of this Amendment to Final Site Plan Application (AFP-2273-2013) is subject to the subsequent approval of the Historic District Commission (HDC) as a Historic Area Work Permit application. Any modifications to the siting, materials, or design of the proposed Carriage House required by HDC shall be approved by City staff or the Planning Commission pursuant to § 24-172(A) of the City Code.

Vote: 5-0

V. FROM STAFFPlanning and Code Administration Director Schlichting

1. Reported attending the American Planning Association 2013 National Conference in Chicago with Chairman Bauer and several Planning Staff members, noting that a report would be forthcoming.
2. Reported attending with Commissioner Hopkins and Planner Bowling the Vibrant Streets Learning Lab by Streetsense.
3. Announced he would be representing the Maryland Municipal League on the committee set up by the Montgomery and Prince George's County Councils to work with the Washington Suburban Sanitary Commission on the pipeline design amendment for a proposed 80-foot setback.
4. Provided status updates on amendments to the Parking Ordinance and the Environmental Element of the Master Plan.
5. Announced that Gregory Mann has been hired as a planner.

Planning Director Pruss

Reported the Commission received this evening a letter to the Montgomery County Planning Board regarding the City's comments on the County-wide Transit Corridors Functional Master Plan.


Community Planning Director

1. Provided a status update on the implementation of the Commission-approved site plan for Lakeforest Animal Hospital.
2. Announced a joint public hearing with the City Council on July 1 and a joint work session on July 8. Due to the July 4 holiday, the Commission concurred on revising their regular meeting schedule in July to conduct the meetings on July 10 and the 24th.

VI. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:14 p.m.

Respectfully submitted,



M. Gonzalez
Recording Secretary